

# THE STERLING APARTMENTS

## FEE GUIDE

To help you plan for living at The Sterling, please see the list of resident fees that you may be charged as a resident. The fees cover your services and amenities and help keep The Sterling a wonderful community to come home to. Your monthly costs will include Base Rent, Utilities, Service Fees, and any Optional Amenities Fees for amenities you choose to use. As a resident of the The Sterling community, you also are required to have liability insurance, and you can choose to work with AIR Communities or an independent third-party insurance provider to provide the necessary property protection.



### JOINING THE COMMUNITY

|                                     | AMOUNT              | FREQUENCY | TYPE     |
|-------------------------------------|---------------------|-----------|----------|
| Non Refundable / One Time Admin Fee | \$300.00            | One-Time  | Required |
| Application Fee                     | \$79.00             | One-Time  | Required |
| Security Deposit (Refundable)       | \$1000.00-\$1500.00 | One-Time  | Required |



### UTILITIES

|                          | AMOUNT  | FREQUENCY | TYPE     |
|--------------------------|---------|-----------|----------|
| Energy Conservation Fee  | \$7.02  | Monthly   | Required |
| Service Fee              | \$6.25  | Monthly   | Required |
| Acct. Setup              | \$20.00 | One-Time  | Required |
| Move out Service Fee     | \$20.00 | One-Time  | Required |
| Utilities – Electric     | Varies  | Monthly   | Required |
| Utilities – Gas          | Varies  | Monthly   | Required |
| Utilities – Pest Control | Varies  | Monthly   | Required |
| Utilities – Sewer        | Varies  | Monthly   | Required |
| Utilities – Trash        | Varies  | Monthly   | Required |
| Utilities – Water        | Varies  | Monthly   | Required |



### SERVICE & AMENITIES

|                                        | AMOUNT           | FREQUENCY | TYPE     |
|----------------------------------------|------------------|-----------|----------|
| AIRpass – Security Deposit Alternative | \$10.00          | Monthly   | Optional |
| Mid Lease Upgrade                      | \$60.00-\$120.00 | Monthly   | Optional |
| Pet Fee                                | \$250.00         | One-Time  | Optional |
| Monthly Pet Rent                       | \$50.00          | Monthly   | Optional |
| Rent Credit Reporting                  | \$8.00           | Monthly   | Optional |
| Storage Space                          | \$20.00          | Monthly   | Optional |



### INSURANCE

|                                         | AMOUNT  | FREQUENCY | TYPE     |
|-----------------------------------------|---------|-----------|----------|
| Minimum Liability Insurance – Admin Fee | \$10.00 | Monthly   | Optional |
| Minimum Liability Insurance             | \$15.00 | Monthly   | Optional |
| Point of Lease (POL) insurance          | \$18.75 | Monthly   | Optional |



## SITUATIONAL FEES

### AMOUNT

### FREQUENCY

|                         |                |             |
|-------------------------|----------------|-------------|
| Convenience Fee         | Varies         | Situational |
| Late Fee                | \$175.00       | Situational |
| Notice Fee              | 3.33% * Rent   | Situational |
| NSF Check Fee           | \$50.00        | Situational |
| Short Term Renewal Rent | 25.00% * Rent  | Situational |
| Smoking Fine            | Varies         | Situational |
| Termination Fee         | 300.00% * Rent | Situational |
| Transfer Fee            | 50.00% * Rent  | Situational |